

EXCEPTIONALLY LOCATED RETAIL UNIT- TO LET

3 Carlton Court, Canford Lane, Westbury on Trym, Bristol, BS9 3DF



- Large retail space over ground floor with additional first floor office.
- Busy retail pitch with high footfall and high levels of passing vehicle traffic.
- Circa 840 sq ft (78.00 sq m) sales over ground and first floor
- Quoting £16,500 per annum, exclusive.

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The unit is prominently situated fronting onto Canford Lane in Westbury on Trym, an affluent suburb located approximately 2.5 miles north of Bristol city centre. It is located in an excellent position on a purpose built retail parade and courtyard with strong visibility as a result of being located at the top end of the parade. The property benefits from being located by a bus stop, which results in high footfall and good public transport links for pedestrian retail shoppers.

DESCRIPTION

The premises comprises a high-quality self-contained fully glazed retail unit over ground floor. The property benefits from a sales area with additional ancillary space and carries laminate effect floors, painted plastered walls and ceilings and office style lighting.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of :

Area	Sq ft	Sq m
Ground Floor	749	69.50
First Floor	91	8.50
Total	840	78.00

LEASE

The property is offered to let by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed; subject to normal rent review provisions.

RENT

Quoting £16,500 per annum exclusive.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

SERVICE CHARGE

A service charge is levied as a contribution towards the landlords costs of external repairs, maintenance and buildings insurance.

BUSINESS RATES

We are advised that the rates payable for the current year are in the region of £6,900. *Prospective tenants may benefit from an full small business rates relief.*

VAT

We are advised the property is elected for VAT.

EPC

The property has an EPC rating of E(119).

LEGAL FEES

Each party to be responsible for their own legal costs in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte Bjoroy

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SUBJECT TO CONTRACT

February 2025



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